

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for MAY 24, 2006 PLANNING COMMISSION MEETING

PROJECT #: Street and Alley Vacation No.06002

PROPOSAL: Vacate Fletcher Avenue from N. 1st Street to approximately the west line of Lot 26, Cumberland Heights.

LOCATION: N. 1st Street and Fletcher Avenue

LAND AREA: 1.45 acres, more or less.

CONCLUSION: The street vacation and relocation of Fletcher Ave. conforms with The Links at Lincoln Planned Unit Development.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

SURROUNDING LAND USE AND ZONING:

North:	AG- Agricultural	Single family on acreages
South:	R-3 PUD-Residential	Multi-family
East:	R-3 PUD-Residential	Multi-family
	AG- Agricultural	Single family on acreages
West:	O-3 PUD-Office	Undeveloped

ASSOCIATED APPLICATIONS:

Annexation #06009

Change of Zone #05002A The Links at Lincoln Planned Unit Development (PUD).

HISTORY:

April 18, 2005 The Links at Lincoln PUD was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as Urban Residential and Low Density Residential. (F-25)

STREET VACATION NO.00018

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Fletcher Ave. is designated as an urban collector in the 2025 Comprehensive Plan. (F-103)

Collector Street: These streets serve as a link between local streets and the arterial system. Collectors provide both access and traffic circulation within residential, commercial, and industrial areas. Moderate to low traffic volumes are characteristic of these streets. (F-105)

UTILITIES:

There are existing utilities including a storm sewer, electrical, phone, water within the area to be vacated. Easements must be maintained over these utilities.

TRAFFIC ANALYSIS:

Fletcher Avenue is designated as an urban collector in the future functional classification of the Comprehensive Plan.

ANALYSIS:

1. The purpose of this street vacation is to realign Fletcher Ave. to the north. The realigned Fletcher Ave. would intersect with N. 1st St. approximately 500' north of its current location.
2. Ordinance #18525 for Change of Zone #05002, The Links at Lincoln PUD, permitted the owner to relocate the intersection of Fletcher Ave. with N. 1st St. The ordinance further states that the portion of Fletcher Ave. remaining after realignment shall be vacated and deeded at no cost to Permittee, subject to the City retaining necessary easements for existing utilities.
3. This street vacation is in association with The Links at Lincoln revised PUD. The revised PUD site plan identifies the realigned Fletcher Ave. (see attached site plan)
4. There are utilities within the area to be vacated. A blanket utility easement shall be required over the vacated area.
5. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required reconstruction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL
AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 The new alignment of Fletcher Ave. shall be constructed.

Prepared by:

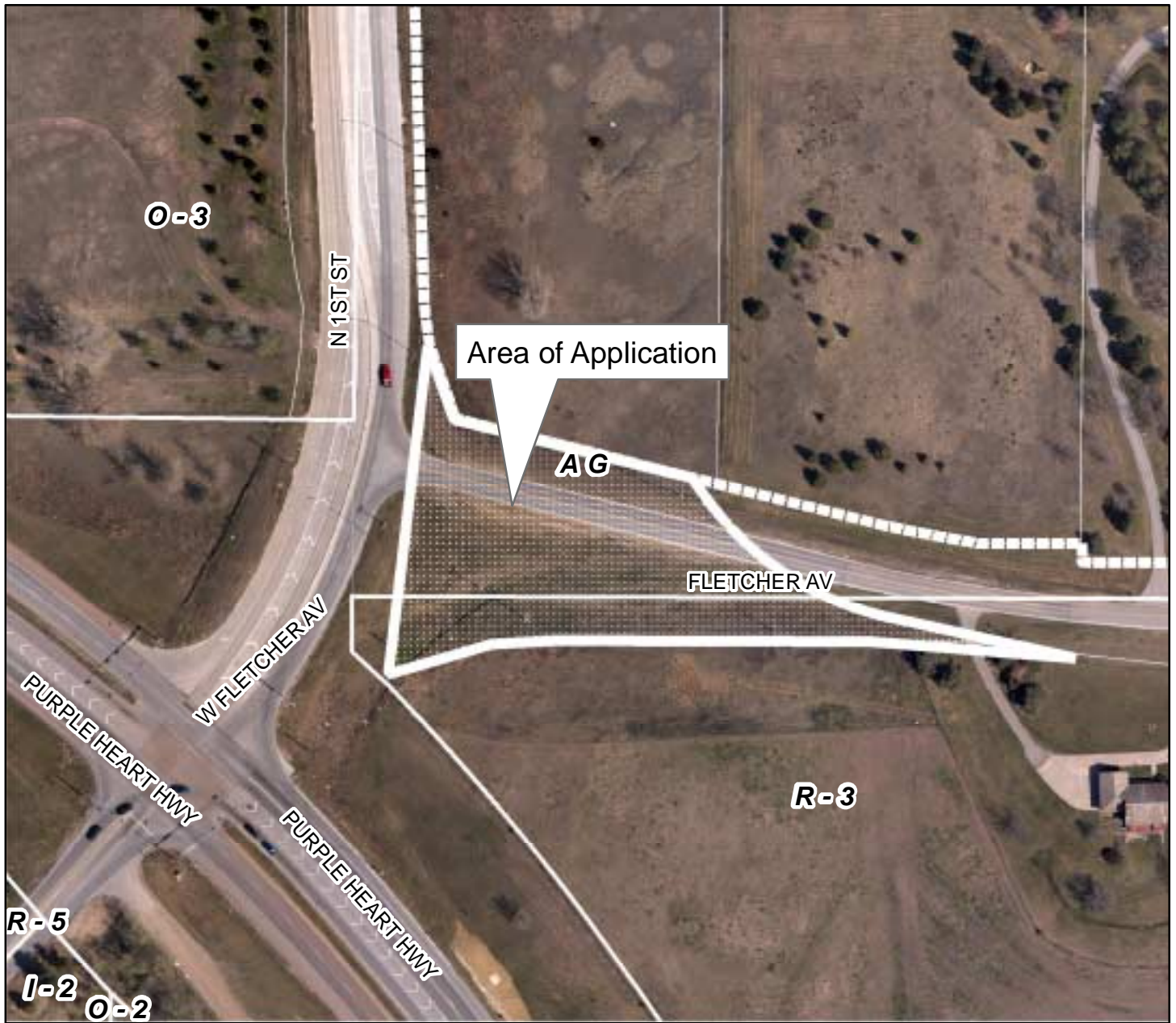
Tom Cajka
Planner

DATE: May 10, 2006

APPLICANT: Jim Lindsey
1165 Joyce Blvd.
Fayetteville, AR 72703
(479) 521-6686

OWNER: same as applicant

CONTACT: Richard Bishop
JEO Consulting Group
650 "J" St. Suite 215
Lincoln, NE 68508



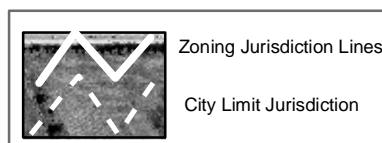
Street & Alley Vacation #06002 N 1st St & Fletcher Ave

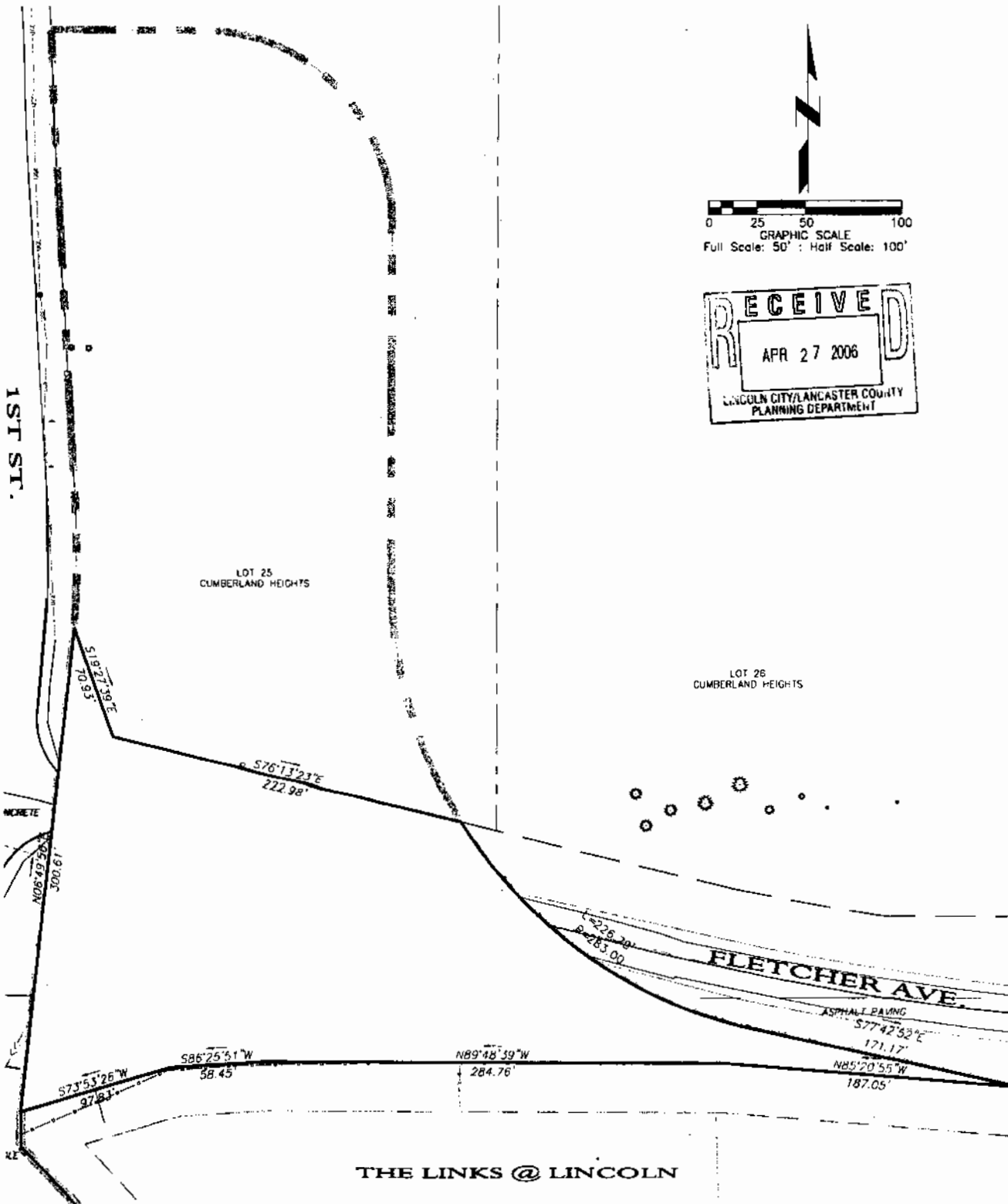
2005 aerial

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Two Square Miles
Sec. 2 T10N R6E
Sec. 35 T11N R6E





0 25 50 100
GRAPHIC SCALE
Full Scale: 50' : Half Scale: 100'

RECEIVED
APR 27 2006
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

VACATED RIGHT OF WAY:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 6 EAST AND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE SIXTH P.M., LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S00°10'31"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 71.29 FEET; THENCE S89°49'29"E PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 1ST STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE N06°49'56"E, A DISTANCE OF 300.61 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FLETCHER AVENUE, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SAID 1ST STREET; THENCE S19°27'39"E ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.93 FEET; THENCE S76°13'23"E CONTINUING ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 222.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 283.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 226.79 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S34°45'24"E, 220.77 FEET; THENCE S77°42'52"E, A DISTANCE OF 171.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID FLETCHER AVENUE; THENCE N85°20'55"W ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 187.05 FEET; THENCE N89°48'39"W CONTINUING ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 284.76 FEET; THENCE S86°25'51"W CONTINUING ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 58.45 FEET; THENCE S73°53'26"W CONTINUING ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 97.81 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 1.45 ACRES, MORE OR LESS.

April 27, 2006

Tom Cajka, Planner
City of Lincoln Planning Department
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Links at Lincoln
Petition to Vacate Right of Way
JEO Project #385SD4

Dear Mr. Cajka:

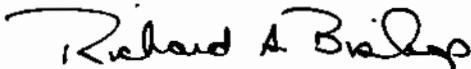
The following is a request for vacation of the Fletcher Avenue right of way from North 1st Street to the west line of Lot 26, Cumberland Heights. This vacation will accommodate the realignment of Fletcher Avenue and relocation of the intersection at North 1st Street to allow southbound turning movements from Fletcher Avenue onto to North 1st Street.

Please find enclosed:

- Petitions for Vacation of Right of Way and Information Sheet (2)
- Legal Description of Right of Way to be Vacated
- Application fee for Petition to Vacate (\$125)

If you should have any questions concerning the above, please do not hesitate to call.

Sincerely,



Richard A. Bishop, E.I.T.
Project Engineer